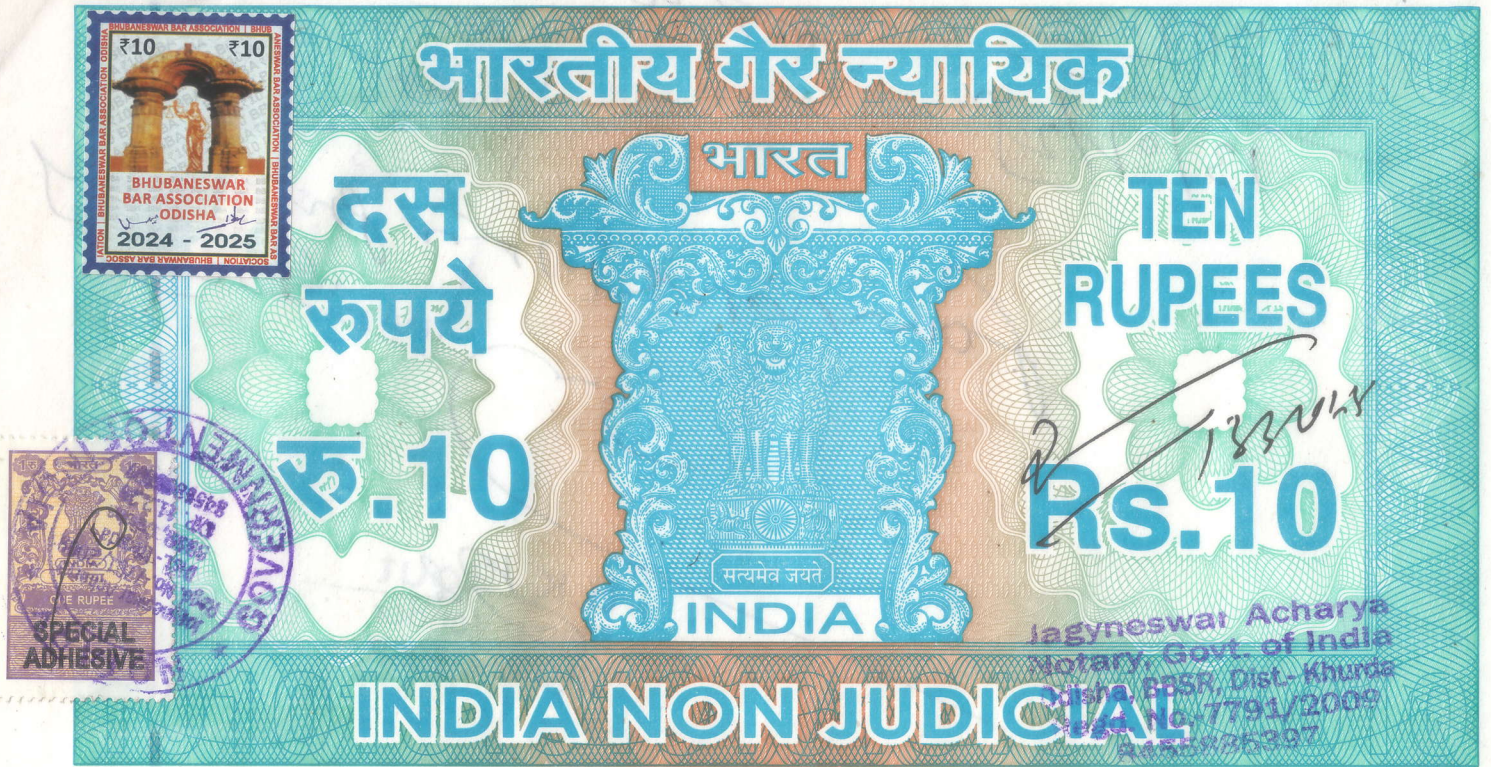


13 MAR 2025



ଓଡ଼ିଶା ओडिशा ODISHA

73AA 943292

AGREEMENT FOR ALLOCATION OF SHARE

THIS AGREEMENT is made on this 12th day of March, 2025 (Two Thousand Twenty-Five) for distribution of Share of the Residential Apartment Building named and style as "OM PRAYAG RESIDENCY" constructed over the plot more fully described below. The said Agreement is the part and parcel of the Registered Development Agreement executed on Dt 04.03.2025, vide ID No. 1122500792 & Document No. 11122500751.

BETWEEN

(1) SRI DURGA PRASAD PATTNAIK, aged about 57 years, by profession – Govt Service, having Aadhaar No. 4836 5111 1300, PAN – EFTPP3342K, (2) SRI SIBA PRASAD PATTANAIAK, aged about 55 years, by profession – Business, having Aadhaar No. 2609 8157 4652, PAN – GNSPP0050E, both are S/o. Late Umakanta Pattnaik, by caste – Karan, resident of At. – Botanda, P.O. – Kuha, P.S. – Airfield, Bhubaneswar, District – Khurda (Odisha), PIN – 751002, Mobile No. 7205987020 (hereinafter called the "Landowners"), which expression shall unless repugnant to the subject or context shall mean and include their legal heirs, successors, legal representatives, executors, administrators and assigns as the FIRST PART.

For FORTUNE INFRA PROPERTIES (P) LTD.

Devkant Pawan
MANAGING DIRECTOR

Durga Prasad Pattnaik

दुर्गा प्रसाद पटनायक

w-1 Bichitra Mohan Patasahani

Contd.....2

w-2 Pradeep Kumar Nayak

13 MAR 2025

3402

13/02/25

100 -

3 DEC 2024

four name for properting

B.K. Rout
Stamp Vendor
SR Office, BBSR

73AA 943292

GOVT OFFICE ODISHA

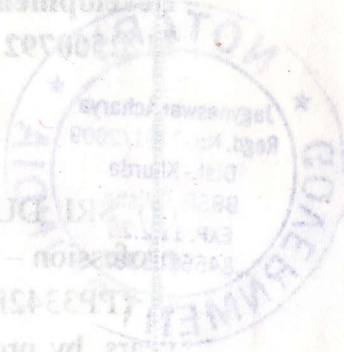
Devkant Pawan

AGREEMENT FOR ALLOCATION OF SHARE

THIS AGREEMENT is made on this 13th day of March, 2025 (Two thousand Twenty-Five) for distribution of share of the Residential Apartment Building named and style as "OM PRAYAG RESIDENCY" constructed over the plot more fully described below. The said Agreement is the part and parcel of the Registered Development Agreement executed on Dt 04.03.2025, vide ID No. 11122500751.

BETWEEN

1. SRI SIBA PRASAD PATTNAIK, aged about 25 years, by profession - Business, having Aadhar No. 2609 8157 4652, PAN - GNSP0050E, both are S/o. Late Umakanta Pattnaik, by caste - Khatu, P.S. - Airfield, Block - Baramba, P.O. - Khatu, P.S. - Airfield, Subanswar, District - Kendra (Odisha), PIN - 751005, Mobile No. 7205987020 (hereinafter called the "Landowners"), which expression shall unless repugnant to the subject or context shall mean and include their legal heirs, successors, legal representatives, executors, administrators and assigns as the FIRST PART.



W. D. Dikshit (Khatu Pabani)

Contd.

NOTICE OF ALLOCATION

Devkant Pawan

-2-

AND

13.3.24
Jagyneshwar Acharya
Notary, Govt. of India
Odisha, BBSR, Dist- Khurda
Regd. No.-7791/2009
8455885397

M/S. FORTUNE INFRA PROPERTIES PVT.LTD., a Company incorporated under the Companies Act, 1956, having its registered office at Plot No. E/5, BJB Nagar, P.O. – BJB Nagar, Bhubaneswar, P.S. – Badagada, District – Khurda (Odisha), having PAN – AABCF7002R represented by its Managing Director SRI DEVKANT PATNAIK, aged about 52 years, S/o. Sri Bipin Kumar Patnaik, by caste – Karan, by profession – Business, Aadhaar No. 2222 8722 4229, Mobile No.9437055814 (hereinafter called the “**Promoter/Developer**”), which expression shall mean and include its Directors, successors in office, executors, administrators and assigns as the SECOND PART.

For FORTUNE INFRA PROPERTIES (P) LTD.

Devkant Patnaik
MANAGING DIRECTOR

WHEREAS, the above Parties have entered into a Development Agreement, vide Registered ID No.1122500792 & Document No. 11122500751, dated 04.03.2025 for construction of S+4 (Storied) Residential Medium Income Housing Project over the schedule land and the Bhubaneswar Development Authority (BDA) accorded permission for construction of 28 (Twenty Eight) Nos. of Flats/Units over Plot No. 222, Khata No – 231/800, Mouza - Botanda, District – Khurda, in their Letter No. BP/BDA/015823, Bhubaneswar Development Authority, dated 27.01.2025 in Sujog-OBPS Application No. BP-BDA-2024-03-23-078958 and the party of the second part shall construct the Residential MIG Apartment Building accordingly in the named and style as “**OM PRAYAG RESIDENCY**”.

Durga Prasad Pattnaik

13.3.24

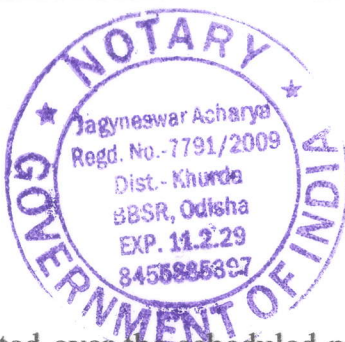
THAT, as per the above said Development Agreement that the Promoter/Developer shall allot 8 (eight) numbers of 2 BHK Flats & 2 (two) numbers of 3 BKH Flats along with proportionate impartible undivided interest in the land and 10 (ten) numbers of four-wheeler parking space towards owners share in the Residential Apartment Building/Complex to be

W-1. Bichitra Mohan Pattnaik

W-2. Pradeep Kumar Nayak

Contd.....3





-3-

[Signature]
Jagyneshwar Acharya
Notary, Govt. of India
Odisha, BBSR, Dist. Khurda
Regd. No. 7791/2009
8455885397

constructed over the scheduled property mentioned below and give delivery of possession immediately after completion of the project. The below said Flats and parking space as assignment to the Landowners by the Builder/Developer shall be treated as the consideration towards Landowners share which shall not be deviated by either or the parties in future and the remaining Flats/Units, Carpet areas/Built-up areas/Saleable built-up areas and Parking Space of the entire said building shall be of the Promoter/Developer.

Details of Units in "OM PRAYAG RESIDENCY":-

SL NO	FLAT NO	TYPE	FLOOR	CARPET AREA IN SQFT	BALCONY AREA IN SQFT	FOUR - WHEELER PARKING SPACE NO
1	101	3 BHK	FIRST FLOOR	1120	110	01
2	102	2 BHK	FIRST FLOOR	809	54	15
3	103	2 BHK	FIRST FLOOR	872	60	02
4	104	2 BHK	FIRST FLOOR	872	60	03
5	105	1 BHK	FIRST FLOOR	509	32	NIL
6	106	2 BHK	FIRST FLOOR	872	60	04
7	107	3 BHK	FIRST FLOOR	1068	98	16
8	201	3 BHK	SECOND FLOOR	1120	110	05
9	202	2 BHK	SECOND FLOOR	809	54	17
10	203	2 BHK	SECOND FLOOR	872	60	06
11	204	2 BHK	SECOND FLOOR	872	60	07
12	205	2 BHK	SECOND FLOOR	642	50	08
13	206	2 BHK	SECOND FLOOR	872	60	09
14	207	3 BHK	SECOND FLOOR	1068	98	18
15	301	3 BHK	THIRD FLOOR	1120	110	10
16	302	2 BHK	THIRD FLOOR	809	54	19
17	303	2 BHK	THIRD FLOOR	872	60	11
18	304	2 BHK	THIRD FLOOR	872	60	12

Contd. 4

For FORTUNE INFRA PROPERTIES (P) LTD.

[Signature]
Devi Kant Pawan
MANAGING DIRECTOR

[Signature]
Durga Prasad Pattnaik

W-1. Bichitra Mohan Pattnaik

[Signature]
W-2. Pradeep Kumar Nayak

19	305	2 BHK	THIRD FLOOR	642	50	13
20	306	2 BHK	THIRD FLOOR	872	60	20
21	307	3 BHK	THIRD FLOOR	1068	98	14
22	401	3 BHK	FOURTH FLOOR	1120	110	24
23	402	2 BHK	FOURTH FLOOR	809	54	21
24	403	2 BHK	FOURTH FLOOR	872	60	22
25	404	2 BHK	FOURTH FLOOR	872	60	23
26	405	2 BHK	FOURTH FLOOR	642	50	25
27	406	2 BHK	FOURTH FLOOR	872	60	NIL
28	407	3 BHK	FOURTH FLOOR	1068	98	26
			TOTAL	24887	1950	26

For FORTUNE INFRA PROPERTIES (P) LTD.
Devkant Pamein
MANAGING DIRECTOR

Total 28 Nos of Units with Carpet Area of 24,887 Sq. ft.

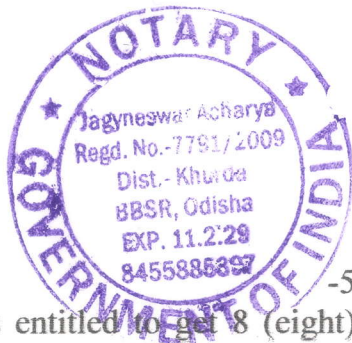
Total Four-wheeler Parking Space 26 nos.

AND WHEREAS as per the conditions of the above said Development Agreement the Promoter/Developer has already paid an amount of Rs.20,00,000.00 (twenty Lakhs) only to the Landowners which shall be adjusted from the Landowners share of allocation and the expenditures to be incurred towards installation of electric Substation, Security deposit towards electric connection to the individual Flat/Unit, installation of electric meter to the individual flat/unit, common amenities/facilities provided for the project and towards maintenance charges up to the formation of Apartment owner's Association shall be borne by the landowners and the Builder/Developer proportionately as per their respective share and the GST for the service rendered by the Builder/Developer to the Landowners during execution of the project or in future, then the Landowners shall bear the same against their allocation of share. It has been decided between the parties that the above mentioned adjustable amount and expenditures shall be adjusted from the Landowners share of allocation and after adjustment the

Contd.....5



Durga Prasad Pattanai
W-1. Bichitra Mohan Patasahani
W-2. Pradeep Kumar Nayak



Handwritten signature and date 18.02.18

Jagyneshwar Acharya
Notary, Govt. of India
Odisha, BBSR, Dist. - Khurda
Regd. No.-7791/2009
8455885397

-5-

Landowners is entitled to get 8 (eight) numbers of 2 BHK Flats & 2 (two) numbers of 3 BKH Flats along with proportionate impartible undivided interest in the land and 9 (nine) numbers of four-wheeler parking space towards owners share of the said building has been divided as follows, according to their respective share between the parties.

The Land Owner (Durga Prasad Pattnaik) Share of Units & Parking

Spaces are as mentioned below:-

For FORTUNE INFRA PROPERTIES (P) LTD.
Devendra Pawan
MANAGING DIRECTOR

Durga Prasad Pattnaik
Signature of Durga Prasad Pattnaik

SL NO	FLAT NO	TYPE	FLOOR	CARPET AREA IN SQFT	BALOCONY AREA IN SQFT	FOUR - WHEELER PARKING SPACE NO
1	102	2 BHK	FIRST FLOOR	809	54	15
2	207	3 BHK	SECOND FLOOR	1068	98	18
3	302	2 BHK	THIRD FLOOR	809	54	19
4	403	2 BHK	FOURTH FLOOR	872	60	22
5	404	2 BHK	FOURTH FLOOR	872	60	23
			TOTAL	4430	326	5

The Land Owner (Siba Prasad Pattanaik) Share of Units & Parking

Spaces are as mentioned below:-

w-1. Bichitra Mohan Patayacheni
w-2. Pradeep Kumar Nayak

SL NO	FLAT NO	TYPE	FLOOR	CARPET AREA IN SQFT	BALOCONY AREA IN SQFT	FOUR - WHEELER PARKING SPACE NO
1	107	3 BHK	FIRST FLOOR	1068	98	16
2	202	2 BHK	SECOND FLOOR	809	54	17
3	306	2 BHK	THIRD FLOOR	872	60	20
4	402	2 BHK	FOURTH FLOOR	809	54	21
5	406	2 BHK	FOURTH FLOOR	872	60	NIL
			TOTAL	4430	326	4

Contd.....6



1. The party of the First part (Landowners) hereby accept and acknowledge the above allotted Units along with four-wheeler parking space towards their share without any objection.

2. That the first Parties shall not claim any extra amount or Flats/Units, areas and Parking Space other than that stipulated in this agreement.

3. That, it is mutually agreed between both the parties to this agreement that the party of the Second part (Promoter/Developer) is now free to negotiate/deal with the remaining Flats/Units, Carpet areas/Built-up areas/ Saleable Built up areas and Four wheeler parking space with its intending purchasers pertaining to Promoter/Developer share as per his own sweet will as he thinks proper to which the party of First part (Landowners) or his representatives/heirs shall not raise any objection whatsoever.

4. The remaining Flats/Units, Carpet areas/Built-up areas/ Saleable Built-up areas and Four-wheeler parking space shall be of the Promoter/Developer.

The Promoter/Developer Share of Units & Parking Space are as mentioned below:-

SL NO	FLAT NO	TYPE	FLOOR	CARPET AREA IN SQFT	BALOCONY AREA IN SQFT	FOUR - WHELLER PARKING SPACE NO
1	101	3 BHK	FIRST FLOOR	1120	110	01
2	103	2 BHK	FIRST FLOOR	872	60	02
3	104	2 BHK	FIRST FLOOR	872	60	03
4	105	1 BHK	FIRST FLOOR	509	32	NIL
5	106	2 BHK	FIRST FLOOR	872	60	04
6	201	3 BHK	SECOND FLOOR	1120	110	05
7	203	2 BHK	SECOND FLOOR	872	60	06
8	204	2 BHK	SECOND FLOOR	872	60	07
9	205	2 BHK	SECOND FLOOR	642	50	08

contd. 7

for FORTUNE INFRA PROPERTIES (P) LTD.

Devant Fawcett
MANAGING DIRECTOR

Durga Prasad Pattanaik

ଦୁଇଟି ପ୍ରାୟତଃ ନିମ୍ନ

w-1. Bichitra Mohan Patasyeheni!

W-2:- Yashdeep Kumar Nayam

[Signature]

Jagyneshwar Acharya
Notary, Govt. of India
Odisha, BBSR, Dist.- Khurda
Regd. No.-7791/2009
8455885397

10	206	2 BHK	SECOND FLOOR	872	60	09
11	301	3 BHK	THIRD FLOOR	1120	110	10
12	303	2 BHK	THIRD FLOOR	872	60	11
13	304	2 BHK	THIRD FLOOR	872	60	12
14	305	2 BHK	THIRD FLOOR	642	50	13
15	307	3 BHK	THIRD FLOOR	1068	98	14
16	401	3 BHK	FOURTH FLOOR	1120	110	24
17	405	2 BHK	FOURTH FLOOR	642	50	25
18	407	3 BHK	FOURTH FLOOR	1068	98	26
			TOTAL	16027	1298	17

For FORTUNE INFRA PROPERTIES (P) LTD.
Dev Kumar Pattnaik
MANAGING DIRECTOR

5. It is understood that the super built-up area shall form the part of outer-to-outer measurements of the Units and including the proportionate share of the common area of the tower Corridors, lifts, machine rooms, staircase, common stores, service rooms, entrance lobby, architectural projections, common parking space and elements etc.

6. That if the Landowners needs any extra modifications within his allocated share, then he shall inform the Promoter/Developer above the same prior to brick work and the cost of such modifications shall be borne by the Landowners.

7. That it has been decided between the Parties to this agreement that the Builder/Developer shall make their best endeavors to complete/finish the said building/complex in all respects so as to befit for occupation/habitation within 30 (thirty) months from the date of approval from the ORERA authority, unless prevented by reasons beyond the control of the Builder/Developer, including force majeure conditions, acts of God, any notice or notification of the Government and/or restraint order issued by any Court or Public Authority for stoppage of construction work etc. If there is any delay beyond the above schedule then the Builder/Developer will get a further extension of six months once only which shall be mutually decided by both the parties.



Contd.....8

W-1. Bichitra Mohan Pattnaik
W-2. Pradeep Kumar Nayak
Durga Prasad Pattnaik
[Signature]

-8-

9. That if any dispute arises between the parties than the matter shall be adjudicated within the jurisdiction of civil court Bhubaneswar only.

SCHEDULE OF PROPERTY

District – Khurda, P.S. – Bhubaneswar, Hal P.S. – Airfield, P.S.
No.59, Tahasil – Jatani, under the Jurisdiction of Sub-Registrar, Jatani.
Mouza – BOTANDA, Khata No.231/800 (two hundred thirty-one / eight hundred), Sthitiban, Plot No.222 (two hundred twenty-two), area Ac.0.322 (three hundred twenty-two) decimals, Kisam – Gharabari, Rent Rs.97.00 paisa.

BOUNDED BY

NORTH – REVENUE ROAD

SOUTH - REVENUE PLOT NO-223 & 224

EAST – REVENUE ROAD

WEST – REVENUE PLOT NO-225

In the presence of witness where of the parties hereto have signed this agreement and given their seal and signature on the date first written above i.e 12th day of March, 2025 at Bhubaneswar.

WITNESSES

1. Bichitra Mahan Pataschani

Late - Sibaram Pataschani

At - onekal

PO - Khurda

Dist - Khurda

2. Pradeep Kumar Nayak

S/O - Bhagyashree Nayak

At - Bhubaneswar

PO - Bhubaneswar

Dist - Nayagarh

Pin - 752050

Executed in
Presence of Witness

Durga Prasad Pattnaik

ଶ୍ରୀମତୀ ଦୁର୍ଗା ପ୍ରସାଦ ପଟ୍ଟନାୟକ

Signature of the Landowners

For FORTUNE INFRA PROPERTIES (P) LTD.

Devkant Parnash
MANAGING DIRECTOR

Signature of the Promoter/Developer



Jagyneshwar Acharya
Notary, Govt. of India
Odisha, BBSR, Dist.- Khurda
Regd. No.-7791/2009
8455885397